

**LUMPKIN COUNTY
BOARD OF COMMISSIONERS
Special Called Meeting
AGENDA
Lumpkin County Courthouse
Conference Room
Dahlonega, Georgia
November 23, 2005
2:00 P.M.**

I. CALL TO ORDER

Chairman Gooch

II. APPROVAL OF AGENDA

III. NEW BUSINESS

- Lumpkin County Sheriff's Office Budget Request
- Mountain Brook Academy

IV. ANNOUNCEMENTS

Future Board Meetings:

- | | |
|----------------------------------|--------------------------|
| ▪ Board Work Session – City Hall | Dec. 01, 2005 at 9:00 am |
| ▪ Board Meeting – City Hall | Dec. 15, 2005 at 9:00 am |

V. ADJOURN

Chairman Gooch

**MINUTES OF THE SPECIAL CALLED MEETING OF THE
LUMPKIN COUNTY BOARD OF COMMISSIONERS**

November 23, 2005

CALL TO ORDER

The special called meeting was called to order by Chairman Gooch at 2:02 p.m. Commissioners present were Stephen Gooch, John Raber, Deborah Hutcheson, Clarence Stowers, and Marvin Martin.

AGENDA

Deborah Hutcheson made a motion to approve the agenda. This motion was seconded by Clarence Stowers and approved by all district commissioners present.

NEW BUSINESS

Lumpkin County Sheriff's Office Budget Request

Sheriff Mark McClure stated that he anticipated a \$275,626.20 surplus in his 2005 budget and requested that the surplus be carried over to the 2006 Budget to fund pay increases within the department, three new vehicles and additional items.

Finance Director Allison Martin stated that as of 11/22/2005 the financial information indicates a shortfall for the sheriff's department in the amount of \$280,819.48. Ms. Martin said the actual increase to salaries would be \$59,382.98. Payroll taxes and retirement and pension and workers' compensation would be an additional \$22,040.78. The total increase to salaries and benefits amount to \$81,432.76. Ms. Martin reminded Sheriff McClure that there are 5.5 pay period left in 2005, and that his calculations indicated \$219,640.00 instead of \$263,952.00. The numbers also didn't include payroll deductions or insurance. As stated this doesn't include buy back of vacation or consider overtime or other over budget line items. If older vehicles are retired the dollars may even out. If additions are made to the fleet insurance premiums, fuel, tires and maintenance should be considered. Three new vehicles were added to the fleet during 2005 without regard to the increase in operating expenses. The sheriff's surplus does not include any over runs on expenses by line items. The Sheriff stated that he is over on a few line items and feels that he should not have to use his surplus to cover those shortfalls. The Commissioners expressed concern as to how to fund the Sheriff's requests. Chairman Gooch suggested that Sheriff McClure and Ms. Martin review the actual expenses for 2005.

Sheriff McClure also stated his concern regarding legality and safety of housing out-of-town inmates, Sheriff McClure feels he should not have to base his budget on revenues generated from housing out-of-town inmates.

Commissioner Hutcheson asked the Sheriff if he had considered using Reserve Officers by hiring them as part-time employees. Commissioner Hutcheson said that 20 certified people are needed to activate this program. Sheriff McClure stated that he was already looking into this program and should have the program started during February 2006.

Sheriff McClure then asked about the grinder that was charged to the Detention Center. Commissioner Gooch asked Ms Martin to take a look at availability of other funding sources to pay this expense. Chairman Gooch said a decision regarding allocation of additional funding for the Sheriff's Department could not be made until after 2005 year end totals had been reviewed.

Mountain Brook Academy

Bruce Abraham, Director of the Development Authority of Lumpkin County presented the terms and conditions that MBA would agree to.

- a.) Donation of land for the Fire station was declined. Unless the county extends public water service to MBA by locating grant funds.

- b.) Water service MBA requests that the county apply for an EIP grant or other such grant beyond the County's financial resources, based on the jobs to be created at MBA. MBA will not be charged for their water usage.
- c.) Will be in compliance with land use ordinance.
- d.) Will created 80 new jobs within two years. MBA requests that the county apply for EIP grant, based on this job creation, to pay for public road improvement and or a well water system related to the development.
- e.) Economic Impact. MBA guarantees that 80 new jobs and at least \$4,500,000 in improvements at the new facility.
- f.) Claw back. MBA understands that should the proposed jobs and improvements not occur within specifics outlined, the county will immediately collect all taxes which have been abated through this agreement, and further tax abatements will cease.
- g.) Bond financing. MBA agrees to Bond-for Title or equivalent Development Authority bond financing to support tax incentives, and limits associated fees to reasonable and customary costs. Any and all ancillary costs related to the financing of this transaction shall be the responsibility of MBA.
- h.) Tax incentives. No property taxes for the First, Second, Third year, following completion. In the fourth year 20% taxes, fifth year 40% taxes, sixth year 60% taxes, seventh year 80% eighth year and thereafter 100% taxes.

County Attorney Horne was excused from the meeting at 3:41 p.m.

COMMENTS:

Development Authority member Mr. Don Trice suggested that the taxes not start until income comes into MBA.

Commissioner Hutcheson asked what if the buildings were to be built in phases did MBA assume the taxes would not start until after the completion of all buildings.

Dudley Owens Director of the Lumpkin County Water and Sewerage Authority suggested that the Administrative Fees be added back into the EIP grant of MBA. Mr. Owens also asked who pays for the extra's that are not covered by the grant (EIP). If the grant falls short we need in writing from MBA that they will be held responsible.

County proposes the following:

- a.) No from all commissioners.
- b.) No from all commissioners.
- c.) All agreed on compliance.
- d.) All agreed on job creation.
- e.) All commissioners agreed on economic impact.
- f.) All commissioners agreed on the claw back.
- g.) All commissioners agreed on the costs related to the financing of this transaction are the responsibility of MBA.
- h.) All commissioners agreed to the following on the tax incentives. Removal of the statement upon completion of construction of MBA.

The following terms are as follows first, second third year's standard taxes on land only for 2006,2007,2008. Fourth-Eighth years starting in:

- 2009 – 20% improvements - 100% land taxes.
- 2010 – 40% improvements - 100 % land taxes.
- 2011 – 60% improvements - 100 % land taxes.
- 2012 – 80% improvements - 100 % land taxes.
- 2013 – 100% improvements - 100 % land taxes.
- 2014 – 2019 no request for the county.

- MBA agree not to file a 501-3c non-profit status.
- In writing that MBA is not moved into a 501-3c non-profit and will never ask for tax-exempt status.
- All tax abatements are off and MBA is to pay all back taxes.
- County to have choice of land with road frontage on Hightower road for a Fire station.
- MBA cannot proceed with any legal issues against any county commissioner.
- Taxes are to be paid current and any and all late taxes will void the tax abatement.
- One acre a year for the Fire Station for each year off taxes.

Clarence Stowers made a motion for approval of the county's response. This motion was seconded by John Raber and approved by Commissioners Raber, Hutcheson and Stowers. Commissioner Martin disapproved.

CONTRACTS

Georgia Mountain Regional Development Center

Addendum to the agreement for Community Development Block Grant Administration for Water & Sewer Expansion.

Term: July 18, 2002 to July 18 2006

COMMENTS

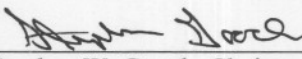
Chairman Gooch asked the commissioners to use the chain of command. County Manager Stan Kelley is to be used as the point of contact with any department heads. If County Manager Kelley is not available then go directly to the department heads.

John Raber made the motion to use chain of command. This motion was seconded by Deborah Hutcheson and approved by all district commissioners present.

ADJOURN

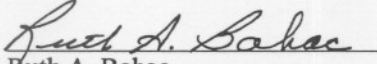
Chairman Gooch called for a motion to adjourn at 4:40 p.m. The motion to adjourn was made by Clarence Stowers and seconded by John Raber and approved by all district commissioners present.

1-30-2006
Date



Stephen W. Gooch, Chairman
Lumpkin County Board of Commissioners

Attest:



Ruth A. Bohac
Clerk, Lumpkin County